



Carlos Jackson
Executive Director

**COMMUNITY DEVELOPMENT COMMISSION
of the County of Los Angeles**

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Gloria Molina
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Commissioners

August 8, 2006

Honorable Board of Commissioners
Community Development Commission of the
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Commissioners:

**APPROVE AMENDED ENVIRONMENTAL ASSESSMENT AND MITIGATED
NEGATIVE DECLARATION FOR THE LOS ANGELES EYE INSTITUTE PROJECT
(2) (3 Vote)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Consider the attached Amended Environmental Assessment/Mitigated Negative Declaration prepared pursuant to the requirements of the California Environmental Quality Act (CEQA), together with any comments received during the public review process, for the construction of The Los Angeles Eye Institute Project, a 49,117 square foot medical office building proposed to be located on vacant Community Development Commission-owned property at the southwest corner of 118th Street and Wilmington Avenue, in the Willowbrook Community Redevelopment Project Area.
2. Find that with the incorporation of the mitigation measures identified in the Mitigation and Monitoring Plan, and required as a condition of project approval, the proposed building construction and associated property improvements will not have a significant effect on the environment; approve the Amended Environmental Assessment/Mitigated Negative Declaration; find that the project will have no adverse effect on wildlife resources; and authorize the Executive Director of the Community

Development Commission to complete and file with the County Clerk a Certificate of Exemption for the project described above.

3. Find that the Amended Environmental Assessment/Mitigated Negative Declaration reflects the independent judgment of the Commission, instruct the Executive Director to file with the County Clerk a Notice of Determination, as required by CEQA; and instruct the Executive Director to take any and all actions necessary to complete the implementation of this environmental review action, for the project described above.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION:

CEQA requires that your Board take action on environmental documents for the proposed project. As lead agency, CEQA requires that your Board consider the Amended Environmental Assessment/Mitigated Negative Declaration (AEA/MND) and find that appropriate changes or alterations have been required in, or incorporated into the project design, which avoid or substantially lessen any potentially significant environmental effects from the project. With incorporation of the mitigation measures identified in the AEA/MND, no significant impact on the environment has been identified.

FISCAL IMPACT/FINANCING:

There is no fiscal impact associated with this action.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS:

The project involves the construction of a 49,117 square foot building that would house The Los Angeles Eye Institute. The project also includes 204 surface parking spaces. The 147,856 square-foot project site is bounded to the north by 118th Street and residential development, to the south by 120th Street and the Los Angeles County King/Drew Medical Center, to the east by Wilmington Avenue and commercial and retail uses, and to the west by Charles R. Drew University of Medicine and Science. Off-site improvements include construction of driveways, walkways, sidewalks, curbs, gutters, streetlights, street trees, landscaping, and installation of utilities.

No unavoidably significant impacts were identified for the proposed project. Approval of the AEA/MND will satisfy California Environmental Quality Act (CEQA) requirements and allow The Los Angeles Eye Institute Project to proceed to the next stages of the approval process.

ENVIRONMENTAL DOCUMENTATION:

Consistent with the provisions of the CEQA Guidelines, Article 14, Section 15221, notice was provided to the public that the Amended Environmental Assessment would be used in place of an Initial Study to satisfy CEQA requirements. The AEA/MND was circulated for public review as required by state and local law, and the AEA/MND, in conjunction with the Mitigation and Monitoring Plan, meets the requirements of CEQA.

Approval of the AEA/MND, including the Mitigation and Monitoring Plan, and filing a Notice of Determination with the County Clerk will satisfy CEQA requirements. A fee must be paid to the State Department of Fish and Game when certain notices required by CEQA are filed with the County Clerk. The Commission is exempt from paying this fee when your Board finds that the project will have no significant impact on wildlife resources. The project is located in an urban setting, and the AEA/MND concludes there will be no adverse effect on wildlife resources.

An Environmental Assessment was prepared for the project pursuant to the requirements of the National Environmental Policy Act of 1969 (NEPA). This document describes the proposed project, evaluates the potential environmental effects, and describes the mitigation measures necessary to avoid potentially significant environmental effects from the project. Based on the conclusions and findings of the Environmental Assessment, a Finding of No Significant Impact was approved by the Certifying Official of the Community Development Commission on October 22, 2002. Following the required public and agency comment period, the U.S. Department of Housing and Urban Development issued a Release of Funds for the project on November 30, 2002. A subsequent Amended Environmental Assessment was prepared on May 31, 2006 to reflect a smaller project scope. The Amended Environmental Assessment did not identify any additional impacts from the new project scope. Therefore, the original Finding of No Significant Impact and Release of Funds still applies.

The environmental review record for this project is available for viewing by the public during regular business hours at the Commission's main office located at 2 Coral Circle, Monterey Park.

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IMPACT ON CURRENT PROJECT:

The Board's adoption of the AEA/MND and Mitigation Monitoring Plan, and the Board's authorization to file the Notice of Determination will enable the project to proceed.

Respectfully submitted,

CARLOS JACKSON
Executive Director

Attachments: 2

**County of Los Angeles
Community Development Commission**

**DRAFT MITIGATED NEGATIVE DECLARATION
CALIFORNIA ENVIRONMENTAL QUALITY ACT**

PROJECT TITLE: Los Angeles Eye Institute

PROJECT DESCRIPTION: The proposed project involves the construction of a 49,985 square foot building that would house the Los Angeles Eye Institute and surface parking lots with 204 automobile parking spaces. The proposed site plan is shown on Figure 3.

The existing surface lots on the project site area accessed through two driveways on Bandera Avenue. Given the existing cul-de-sac on Bandera Avenue, these driveways can only be reached by traveling on 118th Street to Bandera Avenue. Two similarly situated driveways would provide the main access to the project site. The driveway on Wilmington Avenue would be to accommodate right-turn in and right-turn out traffic.

Proposed off-site improvements include construction of driveways, walkways, sidewalks, curbs, gutters, streetlights, street trees, landscaping, and installation of utilities.

PROJECT LOCATION: The project site is located in unincorporated Los Angeles County in the community of Willowbrook. The project site is bounded to the north by 118th Street and residential development, to the south by 120th Street and the Los Angeles County King Medical Center, to the east by Wilmington Avenue and commercial and retail uses, and to the west by the Charles R. Drew University of Medicine and Science. Project addresses include:

- 11801-11839 Wilmington Avenue
- 11805-11823, and 11826, 11830, 11834, and 11836 Bandera Avenue
- 1854 118th Street
- 11800-11824 Holmes Avenue

The project site currently contains two surface parking lots with 350 spaces, which are leased to King-Drew Medical Center on a month-to-month basis. Figure 1 shows the project site's regional location and Figure 2 shows the site vicinity.

MITIGATION MEASURES INCLUDED IN THE PROJECT TO AVOID POTENTIALLY SIGNIFICANT IMPACTS:

The following mitigation measures are required:

- 1. Historic, Cultural, and Archaeological Resources.** No archaeological resources are known to be on the project site. However, in the event that archaeological resources are unearthed during project construction, all earth disturbing work within the project's archaeological area of potential effect (APE) must be temporarily suspended until a qualified archaeologist has evaluated the nature and significance of the find. A Tongva/Gabrielino representative should monitor any mitigation excavation associated with Native American materials. After the find has been appropriately mitigated, work in the area may resume. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission.
- 2. Solid Waste Recycling.** Because of ongoing concerns about available landfill capacity, project design shall incorporate space for separate bins for waste and recyclable materials and shall participate in waste diversion programs available in the area.
- 3. Water Supply.** Because of ongoing concerns about regional water supplies, the following shall be incorporated into project design:
 - Any proposed landscaped areas shall be designed with drought-tolerant species, minimizing to 50% areas dedicated to turf grass. Irrigation shall be accomplished with drip systems. Planting beds shall be heavily mulched in accordance with water-conserving landscape design practice.
 - Wherever feasible, all new and renovated structures shall be fitted with water conserving fixtures, including, but not limited to, low flow faucets and toilets.
- 4. Additional Modifications.** Minor changes to the mitigation measures required as a condition of funding approval are permitted, but can only be made with the approval of the Executive Director of the Community Development Commission (CDC) of Los Angeles County.

FINDING OF NO SIGNIFICANT EFFECT. Based on the attached NEPA Environmental Assessment, it has been determined that the project will not have a significant effect on the environment, provided that all suggested mitigation measures are incorporated.

HUD – NEPA – Environmental Assessment

Project Name: Los Angeles Eye Institute

HUD – NEPA- ENVIRONMENTAL ASSESSMENT

Project Name: Los Angeles Eye Institute

Project Location: The project site is located in unincorporated Los Angeles County in the community of Willowbrook. The project site is bounded to the north by 118th Street and residential development, to the south by 120th Street and the Los Angeles County King Medical Center, to the east by Wilmington Avenue and commercial and retail uses, and to the west by the Charles R. Drew University of Medicine and Science. Project addresses include:

- 11801-11839 Wilmington Avenue
- 11805-11823, and 11826, 11830, 11834, and 11836 Bandera Avenue
- 1854 118th Street
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The project site currently contains two surface parking lots with 350 spaces, which are leased to King-Drew Medical Center on a month-to-month basis. Figure 1 shows the project site's regional location and Figure 2 shows the site vicinity.

Assessor's Parcel Numbers: 6149-017-014 through 6149-017-047 (32 parcels)

Statement of Need: The project is consistent with the guidelines of the CDBG program. The proposed Los Angeles Eye Institute project provides for the construction of an eye care center and parking.

Project Description: The proposed project involves the construction of a 49,985 square foot building that would house the Los Angeles Eye Institute and surface parking lots with 204 automobile parking spaces. The proposed site plan is shown on Figure 3.

The existing surface lots on the project site area accessed through two driveway on Bandera Avenue. Given the existing cul-de-sac on Bandera Avenue, these driveways can only be reached by traveling on 118th Street

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to Bandera Avenue. Two similarly situated driveways would provide the main access to the project site. The driveway on Wilmington Avenue would be to accommodate right-turn in and right-turn out traffic. Proposed off-site improvements include construction of driveways, walkways, sidewalks, curbs, gutters, streetlights, street trees, landscaping, and installation of utilities.

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Project Name: Los Angeles Eye Institute

Impact Categories	No Impact Anticipated	Potentially Beneficial	Potentially Adverse Requires Documentation Only	Potentially Adverse Requires More Study	Needs Mitigation	Requires Project Modification	Source or Documentation (See Attached References)
Land Development							
Conformance With Comprehensive Plans and Zoning			X				The site is currently zoned C-2, <i>General Commercial</i> , and designated <i>Public/Quasi-public</i> in the County of Los Angeles General Plan (a). The project site is also located within the Willowbrook Community Standards District. A variance would be required for exceeding the established two-story, 35-foot height limit for the C-2 zone. With the variance, the proposed project would be allowed under these designations.
Compatibility and Urban Impact	X						Land uses in the vicinity of the project site include the Drew University of Medicine and Science and the King/Drew Magnet High School to the west, commercial development to the east, residential development to the north, and the King/Drew Medical Center to the south (b). Los Angeles County Fire Station 41 also borders the project site on 120 th Street. Figure 4 shows the existing site conditions and Figure 5 shows some of the surrounding land uses. The proposed project would increase the intensity of use on the project site, but the proposed structure would be comparable to the scale and massing of the adjacent King-Drew Medical Center. The project would be compatible with the scale and type of the surrounding urban development and consistent with ongoing land use pattern changes in the area.
Slope	X						The project site is relatively flat and is currently developed with surface parking (b). The proposed development would require substantial excavation for building foundations and subterranean floors, but is not anticipated to involve major topographic modifications or create significant erosion or sedimentation problems.
Erosion	X						There is no evidence of substantial erosion problems onsite. The site is relatively flat (b).
Soil Suitability	X						Construction of the proposed building would involve substantial excavation for building foundations and subterranean floors. However, there is no evidence of soil suitability problems on the project site (b). The proposed building is smaller in scale to the adjacent King-Drew Medical Center. Routine soil tests would need to be conducted to determine foundation design parameters for the new structure.
Hazards and Nuisances, Including Site Safety	X						First USA RE, Inc. prepared a Phase I Environmental Site Assessment (ESA) report was prepared for the project site in December 1999 (c). The Phase I determined that further investigation was required on the eastern portion of the site bordering Wilmington Avenue to determine the presence or absence of subsurface tanks and/or soil contamination. A Phase II investigation was subsequently conducted in

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							<p>February 2000, which identified the presence of two buried tanks, pipes, and a small iron object (d). No soil contamination was detected. In June and July 2000, both subsurface tanks and their associated piping were removed and no contamination was detected (e). Based on these reports, no additional onsite hazards are known to exist.</p> <p>The proposed project would involve the routine storage, transport, and disposal of small quantities of medical waste, which would be disposed of in compliance with applicable state and federal regulations. Potential impacts relating to the onsite use of hazardous materials are not considered significant.</p>
Energy Consumption	X						<p>Project operation would incrementally increase the consumption of energy. However, because these resources are available both locally and regionally, no significant impact to the availability of energy resources is expected.</p>
Noise							
Effects of Ambient Noise on Project and Contribution to Community Noise Levels	X						<p>Project construction would generate short-term noise level increases, which would be audible at nearby residential uses. However, such increases would be temporary. Local noise ordinances, including restrictions on the hours of construction activity, would apply.</p> <p>The proposed project is not a noise-sensitive use. Therefore, any increase in noise related to project traffic would not significantly affect project users, and impacts of ambient noise on the project would not be significant.</p> <p>The project site currently consists of two surface parking lots, which would be replaced with a medical office facility, and a new surface parking lot. These facilities would not be expected to increase onsite noise levels as compared to existing conditions.</p> <p>Project implementation would incrementally increase traffic and related noise along adjacent roads. However, the increase in traffic is not expected to be audible or to cause an exceedance of HUD standards at nearby residences.</p>
Air Quality							
Effects of Ambient Air Quality on Project and Contribution to Community Air Pollutant Levels	X						<p>The project site is located in the South Coast Air Basin, which is a nonattainment area for ozone, carbon monoxide, and fine particulate matter (PM₁₀). Project occupants would therefore be exposed to potentially unhealthful ambient air because this regional condition cannot be feasibly mitigated. Traffic associated with the project would</p>

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Impact Categories	No Impact Anticipated	Potentially Beneficial	Potentially Adverse Requires Documentation Only	Potentially Adverse Requires More Study	Needs Mitigation	Requires Project Modification	Source or Documentation (See Attached References)
							generate air pollutant emissions. However, based on the size of the project, such emissions would not exceed South Coast Air Quality Management District (SCAQMD) significance thresholds (f). In addition, the project would not generate any population growth, but instead provides infill development that would be expected to generally reduce vehicle trips and trip lengths. As such, the project is within the parameters of the local Air Quality Management Plan. Therefore, significant impacts would not occur.
Environmental Design and Historic Values							
Visual Quality - Coherence, Diversity, Compatible Use, and Scale		X					The proposed medical facility would be compatible with the visual context, scale, and massing of adjacent medical office, retail, and institutional uses. The L.A. Eye Institute would be smaller in scale than the adjacent five-story King/Drew Medical Center and the four-story parking structure and magnet high school. The project would provide appropriate infill development that would generally be expected to improve the visual quality of the site (b).
Historic, Cultural, and Archaeological Resources					X		Historic and archaeological evaluations have been completed and are attached as appendices to this environmental assessment. The project is not expected to disturb either historic or archaeological resources. In the unlikely event that previously unidentified archaeological resources are identified during grading or construction, work will need to be temporarily suspended while the find is evaluated by a qualified archaeologist.
Socioeconomic Conditions							
Demographic/Character Changes	X						The proposed project would be consistent with the existing land use pattern in the project vicinity. The proposed project consists of a medical clinic that is intended to serve area residents. It would not change the demographic character of the area (b).
Displacement	X						The project site is currently utilized as a parking lot. No displacement would occur.
Employment and Income Patterns		X					The project would generate short-term employment opportunities during construction. The project would create permanent employment opportunities, which would be beneficial to the community by increasing the job base.
Community Facilities and Services							
Educational Facilities	X						The project involves medical office uses, which would not affect educational facilities.
Commercial Facilities	X						The project would introduce medical office uses on the project site. No adverse impacts to existing retail or commercial facilities are expected.

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Impact Categories	No Impact Anticipated	Potentially Beneficial	Potentially Adverse Requires Documentation Only	Potentially Adverse Requires More Study	Needs Mitigation	Requires Project Modification	Source or Documentation (See Attached References)
Health Care		X					The proposed project involves the development of an eye care center, which would increase the availability of health services to the local population. Therefore, it would be beneficial to health services.
Social Services	X						The proposed project would not require any new social services.
Solid Waste					X		Construction activity would generate solid waste in the short-term. All construction activity would be required to implement local policies concerning recycling/reuse of construction wastes. Waste generated by the proposed project would not significantly affect area landfills, though the project would need to comply with local waste diversion programs.
Waste Water	X						The project site is located in an urbanized area with wastewater infrastructure already in place. The project would connect to local sewers, which would ultimately connect to the Holmes-Willowbrook trunk sewer. This trunk line is 17 inches in diameter and has a design capacity of 2.7 million gallons per day (mgd). Wastewater from the project would be treated at the Joint Water Pollution Control Plant (JWPCP), which has a total capacity of 385 mgd. Wastewater generated by the project is not expected to adversely affect wastewater treatment or conveyance facilities (g).
Storm Water	X						The project site is currently developed with impervious surfaces. Development of the site is not likely to increase the amount of impervious surfaces over present conditions. A storm drain located on Wilmington Avenue would serve the site and has been sized to accommodate urban development. In addition, the project would be required to develop and implement an erosion control plan for construction activities and to implement a Standard Urban Stormwater Mitigation Plan (SUSMP) for long-term operation of the project. Impacts relating to stormwater would be less than significant.
Water Supply					X		The Park Water Company serves the project site. The Park Water Company has indicated that a new 12" water main and new domestic water and fire services will be necessary to supply the proposed project (a). Upon installation of needed infrastructure, the project would not significantly affect water supplies. Nevertheless, because of ongoing concerns about water supply in the Southern California region, water conservation measures shall be incorporated into the design of the project.
Public Safety Police	X						Police protection services in the project vicinity are provided by the Los Angeles County Sheriff's Department's Century Station, located at 11703 Alameda Street Avenue in

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Impact Categories	No Impact Anticipated	Potentially Beneficial	Potentially Adverse Requires Documentation Only	Potentially Adverse Requires More Study	Needs Mitigation	Requires Project Modification	Source or Documentation (See Attached References)
							Lynwood. The proposed project would not increase the population of the area and is not expected to adversely affect police service (h).
Fire	X						Fire protection, paramedic, and emergency medical services would be provided to the project by the Los Angeles County Fire Department, Station 41, located at 1815 E. 120 th Street, directly adjacent to the project site. Development of the project would not affect the Department's ability to provide service.
Emergency Medical	X						The Los Angeles County Fire Department, Station 41 would provide emergency medical services to the project site. Emergency victims would be taken to the King/Drew Medical Center directly south of the project site. As the project involves a medical facility, no adverse impacts to emergency medical services are anticipated.
Open Space And Recreation Open Space	X						The project site is zoned for development and currently provides parking for the King-Drew Medical Center; therefore, implementation of the project would not adversely affect existing or planned open space.
Recreation	X						The proposed project involves development of medical office facilities would not affect recreational facilities or opportunities.
Cultural Facilities	X						The proposed project would not affect cultural facilities.
Transportation	X						<p>The proposed project would generate an estimated 1,509 daily vehicle trips, including 104 AM peak hour trips and 156 PM peak hour trips. The project would also generate approximately 22 AM peak hour transit trips and 33 PM peak hour transit trips. A traffic study conducted for the proposed project (Kaku Associates, May 2006 - see Appendix A) studied potential impacts to the area circulation system, including analyses of impacts relating to: (1) eight study area intersections; (2) the adjacent I-105 Freeway mainline segment and Wilmington Avenue ramps; and (3) parking and site access.</p> <p>The proposed project would incrementally increase traffic levels at each of the eight study area intersections. However, as indicated in Table 7 of the Kaku Associates report, levels of service would remain at C or better at all intersections and no significant impacts would occur based on Los Angeles County significance criteria. Service levels on the I-105 Freeway Mainline are projected to be in the LOS C to F range by 2010, with or without the project. However, the addition of project traffic would increase the volume-to-capacity ratio on the freeway by less</p>

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							<p>than 0.01, which is an insignificant impact. Each of the freeway ramps affected by the project would continue to operate at acceptable levels.</p> <p>As discussed in Section V of the Kaku Associates report, the 204 parking spaces that the project would provide would more than adequately meet Los Angeles County parking code requirements.</p>
Natural Features							
Water Resources	X						The proposed project would not affect water resources (b).
Surface Water	X						No surface water is located in the vicinity of the project site (b). Therefore, no impacts would occur.
Watercourses	X						There are no watercourses within the vicinity of the project area (b). No impact to watercourses is anticipated.
Unique Natural Features and Agricultural Lands	X						The project site is in an urbanized area and lacks unique natural features. No active agricultural lands or agriculturally zoned lands are present (b).
Vegetation and Wildlife	X						The project site is in a highly urbanized area. No important biotic communities exist and no significant wildlife has been identified in the project area (b).
Long-Term Effects							
Growth-Inducing Impacts	X						The proposed project involves a medical office building that would serve the existing community. Project development would not induce population growth or require new infrastructure that could facilitate population growth.
Cumulative Effects	X						The proposed project would provide additional medical facilities for area residents. The project would not contribute substantially to environmental impacts that are cumulatively considerable.

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Area of Statutory/ Regulatory Compliance	Not Applicable To this Project	Consultation Required and Completed	Permits Required and Obtained	Project Consistent with Applicable Policies	Conditions and/or Mitigation Actions Required	Note Compliance Documentation
1. Historic Properties 36 CFR 800 (CDBG) 36 CFR 801 (UDAG)					X	Historic and archaeological assessments have been conducted and are attached as appendices to this environmental assessment. Though archaeological resources are not known on-site, work should be halted temporarily in the event that as yet undiscovered resources are uncovered during grading.
2. Floodplain Management 42 FR 26951	X					The project area is not within a 100-year flood zone, as delineated by FEMA (j).
3. Wetlands Protection 42 FR 26951	X					No wetlands are located on or near the project site (b).
4. Coastal Zone Plan 16 U.S.C. 1451	X					The project site is not located in a coastal zone (j).
5. Sole Source Aquifers 42 U.S.C. 201, 300(g) and 21 U.S.C. 349	X					No impact to primary drinking water sources is anticipated (j).
6. Endangered Species 16 U.S.C. 1531	X					The project site is in a highly urbanized location. No endangered species are located in the area (b).
7. Wild and Scenic Rivers 16 U.S.C. 1271	X					No wild or scenic rivers are located in the site vicinity (b).
8. Air Quality Protection 42 U.S.C. 7401	X					The project site is located in the South Coast Air Basin, which is a nonattainment area for ozone, carbon monoxide, and fine particulate matter (PM ₁₀). Project occupants would therefore be exposed to potentially unhealthful ambient air because this regional condition cannot be feasibly mitigated. Traffic associated with the project would generate air pollutant emissions. However, based on the size of the project, such emissions would not exceed South Coast Air Quality Management District (SCAQMD) significance thresholds (f). In addition, the project would not generate any population growth, but instead provides infill development that would be expected to generally reduce vehicle trips and trip lengths. As such, the project is within the parameters of the local Air Quality Management Plan. Therefore, significant impacts would not occur.
9. Farmland Protection 7 U.S.C. 4201	X					No agricultural uses are located on-site or in the vicinity of the project site (b).

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Area of Statutory/ Regulatory Compliance	Not Applicable To this Project	Consultation Required and Completed	Permits Required and Obtained	Project Consistent with Applicable Policies	Conditions and/or Mitigation Actions Required	Note Compliance Documentation
10. Environmental Justice Executive Order 12898	X					The project would provide additional health care facilities and would not expose minority or low-income groups to hazardous environmental conditions.
11. HUD Environmental Standards, 24 CFR 51 as amended						
a. Noise Abatement 24 CFR 51B	X					<p>Project construction would generate short-term noise level increases, which would be audible at nearby residential uses. However, such increases would be temporary. Local noise ordinances, including restrictions on the hours of construction activity, would apply.</p> <p>The proposed project is not a noise-sensitive use. Therefore, any increase in noise related to project traffic would not significantly affect project users, and impacts of ambient noise on the project would not be significant.</p> <p>The project site currently consists of two surface parking lots, which would be replaced with a medical office facility, and a new surface parking lot. These facilities would not be expected to increase onsite noise levels as compared to existing conditions.</p> <p>Project implementation would incrementally increase traffic and related noise along adjacent roads. However, the increase in traffic is not expected to be audible or to cause an exceedance of HUD standards at nearby residences.</p>
b. Landfill Hazards CPD Letter 79-33	X					The project site is not subject to any known landfill hazards (j).
c. Upset Hazards 24 CFR 51B	X					The project site is not subject to any known upset hazards (j).
d. Flammable Oper. 24 CFR 51C	X					The project site is not subject to any known flammable operations or explosives (b).
e. Toxic/Radioactivity HUD Notice 79-33	X					The project site is not subject to any known toxic chemicals or radioactivity.
f. Airport Clear Zones 24 CFR 51D	X					The project site is not in an airport clear zone (j).

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Project Name: Los Angeles Eye Institute

Summary of Findings and Conclusions:

The proposed project involves the development of an eye care institute adjacent to the existing King/Drew Medical Center. The site is currently zoned for commercial development and designated as *Public/Quasi-Public* in the County of Los Angeles General Plan. The site is also located within the Willowbrook Community Standards District. The proposed project would need a variance to allow height of more than two stories. Upon approval of the variance, the project would be consistent with these designations. The site is located in an area dominated by various commercial, retail, and institutional developments, including a medical school and medical center. The proposed project is compatible with the scale and character of the surrounding area. The project would not generate any significant noise impacts.

The project site is flat and displays no evidence of erosion or soil suitability problems. No watercourses or water resources are located in the project area. The site is mostly paved; existing vegetation consists of a few isolated landscape trees. No wildlife was observed on the site.

The project would not significantly affect public facilities or services. Implementation of the project would create short-term employment opportunities during construction and long-term opportunities during operation of the project. The project is not expected to disturb either historic or archaeological resources; nevertheless, if previously unidentified archaeological resources are identified during grading or construction, work will need to be temporarily suspended while the find is evaluated by a qualified archaeologist.

The project would not consume substantial quantities of water or energy or generate substantial quantities of solid waste or wastewater to cause significant impacts. The project is not located within the 100-year flood zone as delineated by FEMA.

The project would conform to all applicable federal, state, and regional air pollution control regulations, both short- and long-term. The project would not significantly affect local or regional air quality. The project would increase daily traffic volumes in the area; however, it would not create significant impacts to any area roadways or the local transit system.

Summary of Environmental Conditions:

The project site currently serves as a surface parking lot. Vegetation is minimal and consists of a few isolated trees. No unique natural features are present on the site.

Project Modifications and Alternatives Considered:

No unavoidably significant impacts were identified for the proposed project. Therefore, project alternatives or modifications have not been considered.

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Project Name: Los Angeles Eye Institute

Mitigation Measures Required:

The following mitigation measures are required:

- 1. Historic, Cultural, and Archaeological Resources.** No archaeological resources are known to be on the project site. However, in the event that archaeological resources are unearthed during project construction, all earth disturbing work within the project's archaeological area of potential effect (APE) must be temporarily suspended until a qualified archaeologist has evaluated the nature and significance of the find. A Tongva/Gabrielino representative should monitor any mitigation excavation associated with Native American materials. After the find has been appropriately mitigated, work in the area may resume. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission.
- 2. Solid Waste Recycling.** Because of ongoing concerns about available landfill capacity, project design shall incorporate space for separate bins for waste and recyclable materials and shall participate in waste diversion programs available in the area.
- 3. Water Supply.** Because of ongoing concerns about regional water supplies, the following shall be incorporated into project design:
 - Any proposed landscaped areas shall be designed with drought-tolerant species, minimizing to 50% areas dedicated to turf grass. Irrigation shall be accomplished with drip systems. Planting beds shall be heavily mulched in accordance with water-conserving landscape design practice.
 - Wherever feasible, all new and renovated structures shall be fitted with water conserving fixtures, including, but not limited to, low flow faucets and toilets.
- 4. Additional Modifications.** Minor changes to the mitigation measures required as a condition of funding approval are permitted, but can only be made with the approval of the Executive Director of the Community Development Commission (CDC) of Los Angeles County.

HUD - NEPA - Environmental Assessment

Project Name: Los Angeles Eye Institute

References:

- a. Architect's design notes, 1999. (PRINTED)
- b. Melissa Mascali, Rincon Consultants, Inc., site visit, May 10, 2002. (FIELD)
- c. First USA RE., Inc., *Phase I Environmental Site Assessment Report, Two Parking Lots, Parcels A and B*, December 1999. (PRINTED)
- d. First USA RE., Inc., *Phase II Sampling and Analysis Report, Parking Lot, Parcel A*, February 2000. (PRINTED)
- e. Geo-Cal, Inc., Report on Underground Storage Tank Removal at 11801 Wilmington Avenue, Willowbrook, California, July 25, 2000. (PRINTED)
- f. South Coast Air Quality Management District (April 1993), CEQA Air Quality Handbook. (PRINTED)
- g. Ruth Frazen, Los Angeles County Sanitation Districts, personal communication, September 18, 2002. (CONTACT) The conclusion that no significant impact would occur with respect to wastewater collection and treatment systems was based on a substantially larger project (148,056 square feet) that was originally proposed and analyzed in 2003.
- h. Los Angeles County Sheriff's Department web site, <<http://lasd.org>>. (ELECTRONIC)
- i. Kaku Associates, *Traffic Study for the Los Angeles Eye Institute Project*, September 2002. (PRINTED)
- j. Rincon Consultants, Inc., Environmental Assessment for the OASIS Clinic, September 2002. (PRINTED)

HUD – NEPA – Environmental Assessment

Project Name: Los Angeles Eye Institute

1. Is the project in compliance with applicable laws and regulations? ☒ Yes ☐ No
2. Is an EIS required? ☐ Yes ☒ No
3. A Finding of No Significant Impact (FONSI) can be made.
The project will not significantly affect the quality of the human environment. ☒ Yes ☐ No

Basic Reasons Supporting Decision:

The proposed project involves the development of an eye care institute adjacent to the existing King/Drew Medical Center. The site is currently zoned for commercial development and designated as *Public/Quasi-Public* in the County of Los Angeles General Plan. The site is also located within the Willowbrook Community Standards District. The proposed project would need a variance to allow height of more than two stories. Upon approval of the variance, the project would be consistent with these designations. The site is located in an area dominated by various commercial, retail, and institutional developments, including a medical school and medical center. The proposed project is compatible with the scale and character of the surrounding area. The project would not generate any significant noise impacts.

The project site is flat and displays no evidence of erosion or soil suitability problems. No watercourses or water resources are located in the project area. The site is mostly paved; existing vegetation consists of a few isolated landscape trees. No wildlife was observed on the site.

The project would not significantly affect public facilities or services. Implementation of the project would create short-term employment opportunities during construction and long-term opportunities during operation of the project. The project is not expected to disturb either historic or archaeological resources; nevertheless, if previously unidentified archaeological resources are identified during grading or construction, work will need to be temporarily suspended while the find is evaluated by a qualified archaeologist.

The project would not consume substantial quantities of water or energy or generate substantial quantities of solid waste or wastewater to cause significant impacts. The project is not located within the 100-year flood zone as delineated by FEMA.

The project would conform to all applicable federal, state, and regional air pollution control regulations, both short- and long-term. The project would not significantly affect local or regional air quality. The project would increase daily traffic volumes in the area; however, it would not create significant impacts to any area roadways or the local transit system.

Mitigation Measures Required:

The following mitigation measures are required:

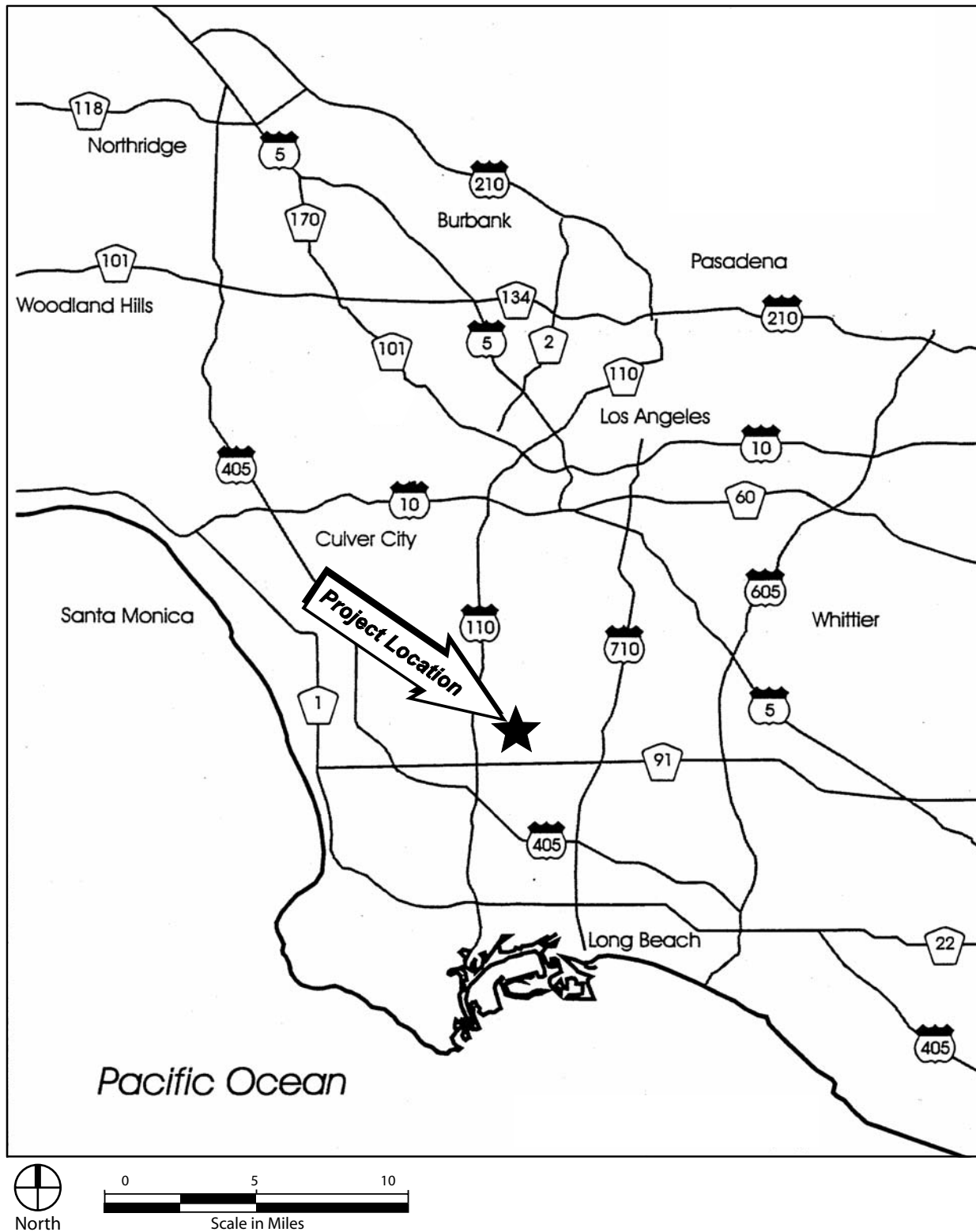
HUD – NEPA – Environmental Assessment

Project Name: Los Angeles Eye Institute

1. **Historic, Cultural, and Archaeological Resources.** No archaeological resources are known to be on the project site. However, in the event that archaeological resources are unearthed during project construction, all earth disturbing work within the project's archaeological area of potential effect (APE) must be temporarily suspended until a qualified archaeologist has evaluated the nature and significance of the find. A Tongva/Gabrielino representative should monitor any mitigation excavation associated with Native American materials. After the find has been appropriately mitigated, work in the area may resume. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission.
2. **Solid Waste Recycling.** Because of ongoing concerns about available landfill capacity, project design shall incorporate space for separate bins for waste and recyclable materials and shall participate in waste diversion programs available in the area.
3. **Water Supply.** Because of ongoing concerns about regional water supplies, the following shall be incorporated into project design:
 - Any proposed landscaped areas shall be designed with drought-tolerant species, minimizing to 50% areas dedicated to turf grass. Irrigation shall be accomplished with drip systems. Planting beds shall be heavily mulched in accordance with water-conserving landscape design practice.
 - Wherever feasible, all new and renovated structures shall be fitted with water conserving fixtures, including, but not limited to, low flow faucets and toilets.
4. **Additional Modifications.** Minor changes to the mitigation measures required as a condition of funding approval are permitted, but can only be made with the approval of the Executive Director of the Community Development Commission (CDC) of Los Angeles County.

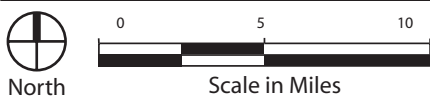
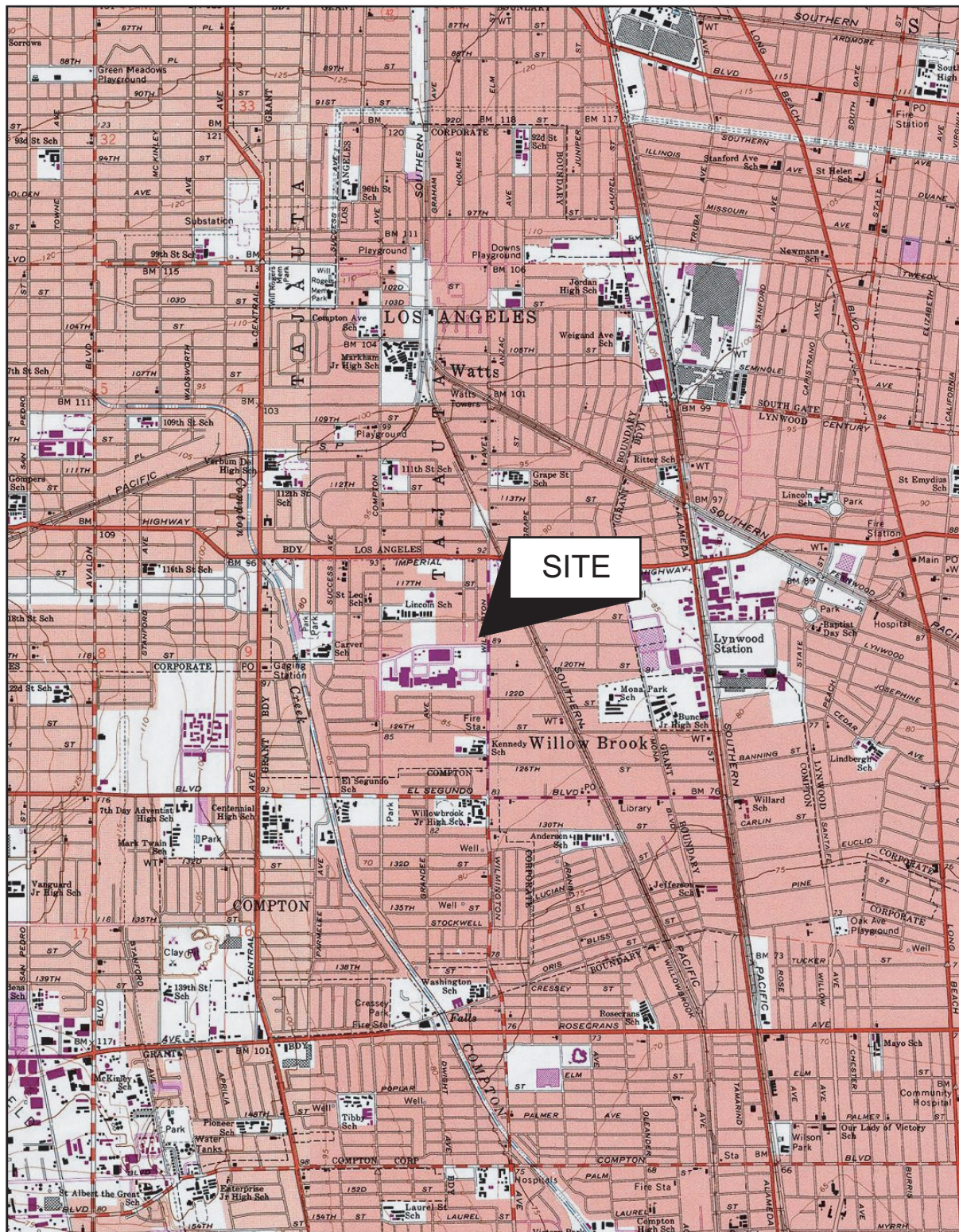
The proposed project is not expected to contribute to significant impacts to the environment and a Finding of No Significant Impact can be made.

Prepared by:	<u>Joe Power, AICP</u>	Title:	<u>Principal</u>
Date:	<u>May 31, 2006</u>		
Concurred in:	<u>Donald Dean, Environmental Officer</u>	Title:	<u>Los Angeles County CDC</u>



Regional Location

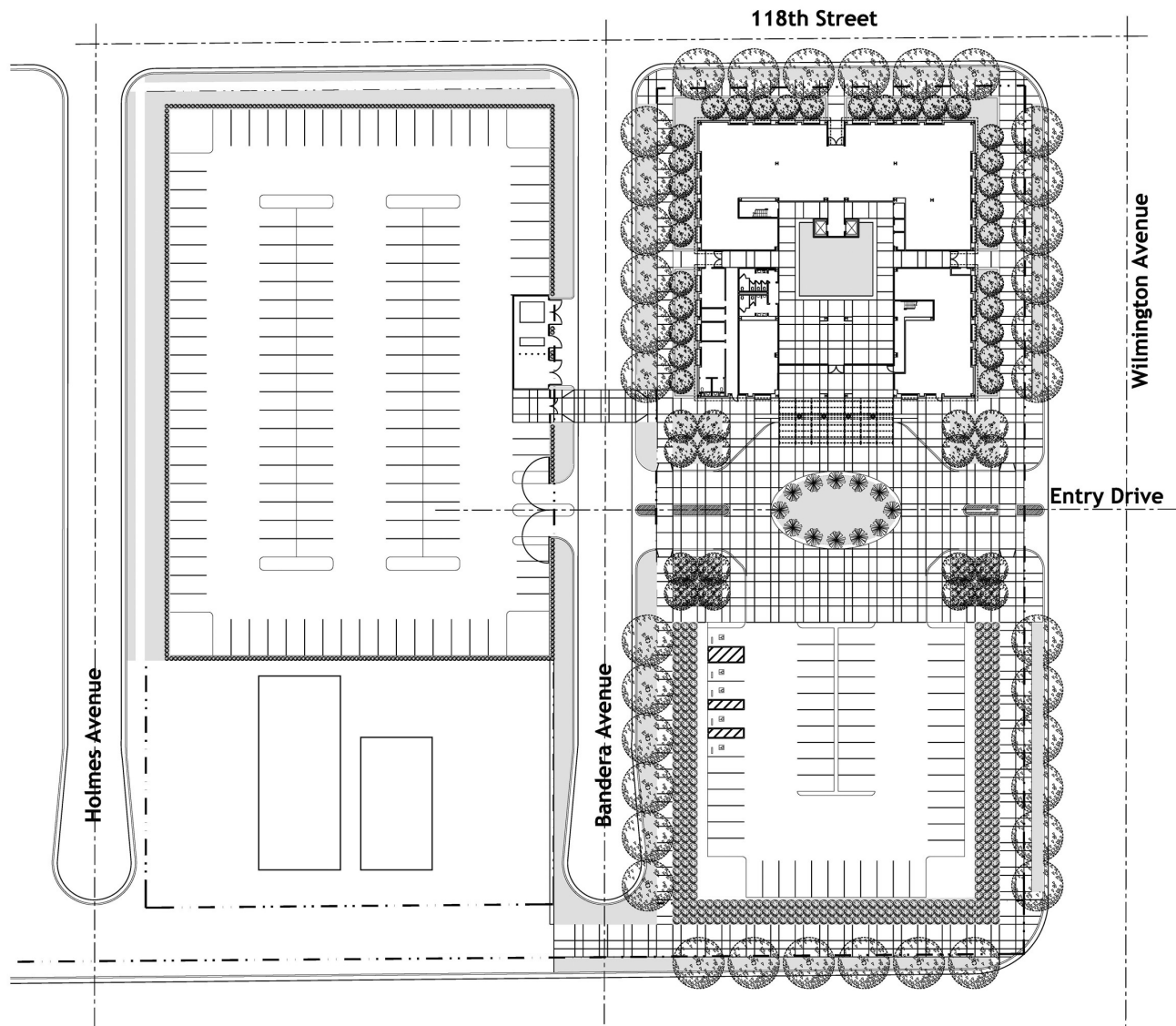
Figure 1
LACDC



Source: National Geographic TOPOI, 2001

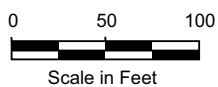
Site Vicinity

Figure 2
LACDC



Total Area Inside Property Line = 147,856 s.f.

Building	Footprint	Gross Building Area
Medical Office Building	16,985 s.f.	49,185 s.f.





View of eastern half of project site from Bandera Avenue and 118th Street, looking east to Wilmington Avenue.



Western half of project site from Bandera Avenue, looking west toward Holmes Avenue. Fire station visible in background.

Existing Site Conditions

Figure 4
LACDC





Los Angeles County Fire Station. Directly adjacent to project site on 120th Street.



Parking structure for Los Angeles County King Medical Center across 120th Street from project site.

Surrounding Land Uses

Figure 5
LACDC



APPENDIX A

Mitigation Monitoring Plan Los Angeles Eye Institute Construction Project

This section reflects the mitigation monitoring and reporting program requirements of Public Resources Code Section 21081.6 in accordance with CEQA Guidelines 15097:

“...In order to ensure that the mitigation measures and project revisions identified in the EIR or negative declaration are implemented, the public agency shall adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity which accepts the delegation; however, until mitigation measures have been completed the lead agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.”

Mitigation Measure	Responsible Party	Monitoring Agency	Monitoring Timing
Historic, Cultural, and Archaeological Resources: No archaeological resources are known to be on the project site. However, in the event that archaeological resources are unearthed during project construction, all earth disturbing work within the project's archaeological area of potential effect (APE) must be temporarily suspended until a qualified archaeologist has evaluated the nature and significance of the find. A Tongva/Gabrielino representative should monitor any mitigation excavation associated with Native American materials. After the find has been appropriately mitigated, work in the area may resume. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are	Contractor	Community Development Commission	Construction

determined to be of Native American descent, the coroner will have 24 hours to notify the Native American Heritage Commission			
Solid Waste Recycling: Because of ongoing concerns about available landfill capacity, project design shall incorporate space for separate bins for waste and recyclable materials and shall participate in waste diversion programs available in the area.	Architect	Community Development Commission	Design
Water Supply: Because of ongoing concerns about regional water supplies, the following shall be incorporated into project design: <ul style="list-style-type: none"> a. Landscaped areas shall be designed with drought-tolerant species, minimizing to 50% areas dedicated to turf. Irrigation shall be accomplished with drip systems. Planting beds shall be heavily mulched in accordance with water-conserving landscape design practice. b. Structures shall be fitted with water conserving fixtures, including, but not limited to, low flow faucets and toilets. 	Landscape Architect	Community Development Commission	Design/Operation
	Architect/Contractor	Community Development Commission	Construction
Additional Modifications: Minor changes to the mitigation measures required as a condition of funding approval are permitted, but can only be made with the approval of the Executive Director of the Community Development Commission of the County of Los Angeles. Any modifications must continue to satisfy the requirements of NEPA and CEQA, as determined by the County.	Contractor/Operator	Community Development Commission	Design, Pre-Construction, Construction and Operation